Browning
RESERVE GROUP
A Division of Reserve Advisors

Reserve Study Transmittal Letter

Date:	September 18, 2026
To:	Mary Wing
From:	Browning Reserve Group, a division of Reserve Advisors, LLC (BRG)
Reference:	918525
Re:	**College Greens East HOA; Update w/o Site Visit Review** 2026 Update

Attached, please find the reserve study for College Greens East HOA. To assist in your understanding of the study, and to highlight key information you may need quickly, we have listed below some of the important information contained in the study. At BRG our goal is to bring clarity from complexity, so should you have any questions, please do not hesitate to contact us anytime.

1. Where do I find the recommended reserve contribution for the 2027 budget?

   This is found in Section III, "30 Year Reserve Funding Plan, Cash Flow Method." **$23,738** is the annual amount. Directly under the annual amount is the amount per ownership interest, per month, or other period, as applicable. **$51.16/Lots/annual @ 464**. For any other funding related issues, if any, see *Section III, "30 Year Reserve Funding Plan, Cash Flow Method."*

2. Where do I find the status of the reserve fund, based on the Percent Funded calculation?

   This is found for the 30-year term of the study in *Section IV, "30 Year Reserve Funding Plan, Including Fully Funded Balance and % Funded."* For the year for which the study was prepared, 2027, the Association is **37.2%** funded.

   Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

   California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

3. What pages from the reserve study get mailed to the members (homeowners)?

   Please see *the* last section of the reserve study, "Member Distribution Materials." These are the last six pages (or more) of the study which can be removed, and copied, for distribution to the membership with the budget packet. This packet includes all state mandated disclosures related to the reserves and the reserve study. **This section of the study is a stand-alone packet with its own cover and table of contents.**

4. What are the next steps?

   This study meets the CA Civil Code Requirements for a review of the study each year and the preparation of the "California Assessment and Reserve Funding Disclosure Summary," which under law, must be presented to the association members each year. The next site visit study will be due three years from the date of the last site visit study. BRG proposes doing an Update Without Site Visit Study during the intervening two years at a nominal cost which includes the preparation of a reserve study and above required disclosures.

Please read the two helpful sections entitled "Glossary" and "Notes to the Auditor." The glossary explains common reserve study terms as well as BRG specific terminology. The Notes to the Auditor while intended

to assist the auditor, has useful information for the casual reader on how year zero, 2026 the current fiscal year is dealt with in the study.

Thank you for the opportunity to work with College Greens East HOA on this study.

Browning
RESERVE GROUP
A Division of Reserve Advisors

Clarity from Complexity



RESERVE STUDY
Update w/o Site Visit Review

College Greens East HOA

2026 Update
Published - September 18, 2026
Prepared for the 2027 Fiscal Year
Reference: 918525

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College Greens East HOA

2026 Update

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Browning RESERVE GROUP
A Division of Reserve Advisors

College Greens East HOA
2026 Update
Published - September 18, 2026
Prepared for the 2027 Fiscal Year

Reserve Study Summary

A Reserve Study was conducted of College Greens East HOA (the "**Association**") which is Planned Community with a total of 464 Lots. An **Update Without Site Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

Summary of Reserves

For the first year of the Reserve Study, the reserve contribution is based upon the existing budget unless otherwise noted in "Section III, Reserve Funding Plan." In addition BRG relied on the Association to provide an accurate Beginning Reserve Balance.

The status of the Association's reserves, as reflected in the following Reserve Study, is as follows:

1. **The Expenditure Forecast of the following Reserve Study identifies the major components which the Association is obligated to repair, replace, restore or maintain, as determined in accordance with the criteria specified above, and specifies for each such component:**

   a. **Its current estimated replacement cost;**
   b. **Its estimated useful life; and**
   c. **Its estimated remaining useful life.**

2. **It is estimated that the total cash reserves necessary to repair, replace, restore or maintain such major components (in the aggregate) during and at the end of their first remaining useful life is $277,152.**

   - **[For purposes of this calculation, "necessary" is defined as the Fully Funded Balance (FFB) (Component Current Cost X Effective Age / Useful Life, including a provision for interest and inflation in future years.)]**

3. **The current amount of accumulated cash reserves actually set aside to repair, replace, restore, or maintain such major components as of the fiscal year ending December 31, 2027 is estimated to be $103,232, constituting 37.2% of the total expenditures anticipated for all such major components through their first end of useful life replacement.**

4. **Based upon the schedule of annual reserve contributions necessary to defray the cost of repairing, replacing, restoring or maintaining such major components in the years such expenditures are estimated to be required, it is estimated that annual reserve contributions in the initial amount of $23,738 *[$51.16 per Lots per annual (average)]* for the fiscal year ending December 31, 2027 (the first full fiscal year following first distribution of this report) will be necessary in order to meet all such reserve expenditures when they are projected to come due.**

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Percent Funded Status

Based on paragraphs 1 - 3 above, the Association is 37.2% funded. The following scale can be used as a measure to determine the Association's financial picture whereas the lower the percentage, the higher the likelihood of the Association requiring a special assessment, or other large increases to the reserve contribution in the future.



Methodology

The above recommended reserve contribution for the next fiscal year (and future fiscal years as outlined in *Section III, Reserve Fund Balance Forecast*) was developed using the Cash Flow method. This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Funding Goals

The funding goal employed for College Greens East HOA is:

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

Limitations

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Statutory Disclosures

Compliance

The Reserve Study was conducted pursuant to *Sections 5300 and 5550* of the California Civil Code.

Open Meeting

California *Civil Code Section 5560* says (in part):

> The (Reserve Funding) plan shall be adopted by the board of directors at an open meeting before the membership of the association as described in *Article 2 (commencing with Section 4900) of Chapter 6*. If the board of directors determines that an assessment increase is necessary to fund the reserve funding plan, any increase shall be approved in a separate action of the board that is consistent with the procedure described in *Section 5605*.

Supplemental Disclosures

General:

BRG has no other involvement(s) with the Association which could result in actual or perceived conflicts of interest.

Personal Credentials:

This reserve study was produced under the responsible charge of Christian Colunga who holds the Reserve Specialist (RS #208) from the Community Associations Institute (CAI).

Completeness:

BRG has found no material issues which, if not disclosed, would cause a distortion of the Association's situation.

Reliance on Client Data:

Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by BRG.

Scope:

This Reserve Study is a reflection of information provided to BRG and assembled for the Association's use, not for the purpose of performing an audit, quality/forensic analysis, health and safety inspection, or background checks of historical records.

Reserve Balance:

The actual beginning reserve fund balance in this Reserve Study is based upon information provided and was not audited.

Reserve Projects:

Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit, quality inspection, or health and safety review.

Component Quantities:

The Association warrants the previously developed component quantities are accurate and reliable.



Browning Reserve Group, a division of Reserve Advisors, LLC

Reserve Component	Current Replacement Cost	UL	RUL	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
02000 - Concrete																		
220 - Walkways																		
6,520 SqFt - Barn Entry & Park 2%	3,176	5	12													4,272		
224 - Walkways																		
2026 - 2036 [NR-1] [SE-10]	80,000	10	1		8,200	8,405	8,615	8,831	9,051	9,278	9,509	9,747	9,991	10,241				
225 - Walkways																		
2026 only [NR-1]	12,700	10	0	12,700														
380 - Pad																		
2,000 SqFt - Play Court	14,652	30	1		15,018													
700 - Sealing																		
3,564 SqFt - Barn	4,332	8	2			4,551								5,545				
02000 - Concrete Total	114,860			12,700	23,218	12,956	8,615	8,831	9,051	9,278	9,509	9,747	9,991	15,786		4,272		
03000 - Painting: Exterior																		
120 - Surface Restoration																		
3,528 SqFt - Barn	30,900	10	1		31,673										40,543			
350 - Touch-Up																		
Barn	4,120	10	5						4,661									
400 - Wrought Iron																		
126 l.f. - Stair & Ramp Railings	1,415	5	2			1,486					1,682					1,902		
03000 - Painting: Exterior Total	36,435				31,673	1,486			4,661		1,682				40,543	1,902		
03500 - Painting: Interior																		
100 - Building																		
4,690 SqFt - Barn	6,038	10	2			6,344										8,121		
03500 - Painting: Interior Total	6,038					6,344										8,121		
04000 - Structural Repairs																		
200 - Wood: Siding & Trim																		
Barn	10,300	10	1		10,558										13,514			
670 - Metal Railings																		
126 l.f. - Stair & Walkway Railings 33%	2,725	10	2			2,863										3,665		
936 - Windows																		
Barn Window Replace 2023	17,994	30	27															
04000 - Structural Repairs Total	31,019				10,558	2,863									13,514	3,665		
05000 - Roofing																		
680 - Pitched: Dimensional Composition																		
51 Sqrs - Barn	65,295	30	27															
05000 - Roofing Total	65,295																	
08000 - Rehab																		
100 - General																		

Reserve Component	Current Replacement Cost	UL	RUL	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Barn Interior	7,313	20	9										9,133					
226 - Restrooms																		
3 - Barn Restrooms	20,518	20	9										25,624					
230 - Kitchen																		
Barn Kitchen & Service Area	8,137	20	9										10,162					
590 - Operable Wall/Partition																		
18 l.f. - Barn Folding Partition	9,381	25	14															13,255
08000 - Rehab Total	45,349												44,919					13,255
18000 - Landscaping																		
100 - Irrigation: Misc.																		
Park	1,781	1	0	1,781	1,826	1,871	1,918	1,966	2,015	2,065	2,117	2,170	2,224	2,280	2,337	2,395	2,455	2,517
104 - Irrigation: Controllers																		
Barn at Water Heater	133	10	7								158							
300 - Irrigation: Backflow Preventors																		
Common Area	8,434	20	1		8,644													
420 - General Repairs/Upgrades																		
Building South	4,687	10	3				5,047										6,460	
500 - Tree Maintenance																		
Tree Removals	3,256	1	1		3,337	3,421	3,506	3,594	3,684	3,776	3,870	3,967	4,066	4,168	4,272	4,379	4,488	4,600
18000 - Landscaping Total	18,290			1,781	13,807	5,292	10,471	5,560	5,699	5,841	6,145	6,137	6,290	6,448	6,609	6,774	13,404	7,117
19000 - Fencing																		
340 - Wood: 6'																		
650 l.f. - Park 17% [SE-2]	4,464	6	1		2,288	2,345					2,653	2,720					3,077	3,154
344 - Wood: 6'																		
45 l.f. - A.C. Equipment Enclosure	3,318	18	15															
19000 - Fencing Total	7,782				2,288	2,345					2,653	2,720					3,077	3,154
19500 - Retaining Wall																		
990 - Miscellaneous																		
230 l.f. - [2] Tot Play Areas	6,453	20	4					7,123										
19500 - Retaining Wall Total	6,453							7,123										
20000 - Lighting																		
100 - Exterior: Misc. Fixtures																		
8 - Barn Flood Lights	4,944	15	11												6,487			
20000 - Lighting Total	4,944														6,487			
21000 - Signage																		
794 - Monument																		
Park	2,929	15	12													3,940		
900 - Miscellaneous																		

Reserve Component	Current Replacement Cost	UL	RUL	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
4 - Aluminum Park Entry Signs	2,336	20	18															
920 - Miscellaneous																		
Playground Safety Sign	637	20	1		652													
21000 - Signage Total	5,902				652											3,940		
23000 - Mechanical Equipment																		
200 - HVAC																		
2 - Barn	18,540	15	4					20,465										
600 - Water Heater																		
Barn	2,345	12	1		2,403												3,232	
23000 - Mechanical Equipment Total	20,885				2,403			20,465									3,232	
24000 - Furnishings																		
100 - Miscellaneous																		
184 - Tables & Chairs- Barn Storage Stall	7,960	5	1		8,159					9,231					10,444			
24000 - Furnishings Total	7,960				8,159					9,231					10,444			
24600 - Safety / Access																		
560 - Cameras																		
Camera System- Replacement/Upgrade	9,738	10	0	9,738										12,465				
24600 - Safety / Access Total	9,738			9,738										12,465				
26000 - Outdoor Equipment																		
100 - Tot Lot: Play Equipment																		
Park Play Area	16,238	18	9										20,279					
110 - Tot Lot: Play Equipment																		
Park: Installed in 2010	35,800	18	9										44,709					
300 - Picnic Tables																		
3 - Park Picnic Tables- 8'	4,944	18	3				5,324											
304 - Picnic Tables																		
Park Picnic Tables- 6'	1,648	18	6							1,911								
306 - Benches																		
5 - Park	8,240	18	6							9,556								
380 - Garbage Receptacles																		
3 - Metal Garbage Cans	2,627	20	8									3,200						
26000 - Outdoor Equipment Total	69,496						5,324			11,467		3,200	64,988					
27000 - Appliances																		
200 - Refrigerator																		
Barn Kitchen	1,648	10	1		1,689										2,162			
266 - Stove/Oven																		
Barn Kitchen	2,472	12	1		2,534												3,408	
27000 - Appliances Total	4,120				4,223										2,162		3,408	

30 Year Expense Forecast - Detailed

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	Current Replacement Cost	UL	RUL	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
29000 - Infrastructure																		
300 - Sewer																		
Underground Sewer Line	13,493	10	1		13,830										17,704			
400 - Electric																		
Main Electrical & Sub Panels	2,350	50	0	2,350														
29000 - Infrastructure Total	15,843			2,350	13,830										17,704			
Grand Total	**470,408**			**26,569**	**110,811**	**31,287**	**24,410**	**41,978**	**19,411**	**35,817**	**19,989**	**21,804**	**126,188**	**34,699**	**97,464**	**28,674**	**23,120**	**23,526**

Reserve Component	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
02000 - Concrete															
220 - Walkways															
6,520 SqFt - Barn Entry & Park 2%			4,833					5,469					6,187		
224 - Walkways															
2026 - 2036 [NR-1] [SE-10]															
225 - Walkways															
2026 only [NR-1]															
380 - Pad															
2,000 SqFt - Play Court															
700 - Sealing															
3,564 SqFt - Barn				6,756								8,231			
02000 - Concrete Total			4,833	6,756				5,469				8,231	6,187		
03000 - Painting: Exterior															
120 - Surface Restoration															
3,528 SqFt - Barn							51,899								
350 - Touch-Up															
Barn	5,967										7,638				
400 - Wrought Iron															
126 l.f. - Stair & Ramp Railings			2,152					2,435					2,755		
03000 - Painting: Exterior Total	5,967		2,152				51,899	2,435			7,638		2,755		
03500 - Painting: Interior															
100 - Building															
4,690 SqFt - Barn								10,395							
03500 - Painting: Interior Total								10,395							
04000 - Structural Repairs															
200 - Wood: Siding & Trim															
Barn							17,300								
670 - Metal Railings															
126 l.f. - Stair & Walkway Railings 33%								4,692							
936 - Windows															
Barn Window Replace 2023													35,049		
04000 - Structural Repairs Total							17,300	4,692					35,049		
05000 - Roofing															
680 - Pitched: Dimensional Composition															
51 Sqrs - Barn													127,181		
05000 - Roofing Total													127,181		
08000 - Rehab															
100 - General															

Reserve Component	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*	*2052*	*2053*	*2054*	*2055*
Barn Interior															14,965
226 - Restrooms															
3 - Barn Restrooms															41,987
230 - Kitchen															
Barn Kitchen & Service Area															16,652
590 - Operable Wall/Partition															
18 l.f. - Barn Folding Partition															
08000 - Rehab Total															73,604
18000 - Landscaping															
100 - Irrigation: Misc.															
Park	2,579	2,644	2,710	2,778	2,847	2,918	2,991	3,066	3,143	3,221	3,302	3,384	3,469	3,556	3,645
104 - Irrigation: Controllers															
Barn at Water Heater			202										259		
300 - Irrigation: Backflow Preventors															
Common Area							14,165								
420 - General Repairs/Upgrades															
Building South									8,270						
500 - Tree Maintenance															
Tree Removals	4,715	4,833	4,954	5,078	5,205	5,335	5,468	5,605	5,745	5,889	6,036	6,187	6,342	6,500	6,663
18000 - Landscaping Total	7,295	7,477	7,866	7,856	8,052	8,253	22,625	8,671	17,158	9,110	9,338	9,571	10,070	10,056	10,307
19000 - Fencing															
340 - Wood: 6'															
650 l.f. - Park 17% [SE-2]					3,568	3,658					4,138	4,242			
344 - Wood: 6'															
45 l.f. - A.C. Equipment Enclosure	4,805														
19000 - Fencing Total	4,805				3,568	3,658					4,138	4,242			
19500 - Retaining Wall															
990 - Miscellaneous															
230 l.f. - [2] Tot Play Areas										11,672					
19500 - Retaining Wall Total										11,672					
20000 - Lighting															
100 - Exterior: Misc. Fixtures															
8 - Barn Flood Lights												9,395			
20000 - Lighting Total												9,395			
21000 - Signage															
794 - Monument															
Park													5,706		
900 - Miscellaneous															

Reserve Component	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*	*2052*	*2053*	*2054*	*2055*
4 - Aluminum Park Entry Signs				3,643											
920 - Miscellaneous															
Playground Safety Sign							1,069								
21000 - Signage Total				3,643			1,069						5,706		
23000 - Mechanical Equipment															
200 - HVAC															
2 - Barn					29,639										
600 - Water Heater															
Barn											4,347				
23000 - Mechanical Equipment Total					29,639						4,347				
24000 - Furnishings															
100 - Miscellaneous															
184 - Tables & Chairs- Barn Storage Stall		11,816					13,369					15,126			
24000 - Furnishings Total		11,816					13,369					15,126			
24600 - Safety / Access															
560 - Cameras															
Camera System- Replacement/Upgrade						15,957									
24600 - Safety / Access Total						15,957									
26000 - Outdoor Equipment															
100 - Tot Lot: Play Equipment															
Park Play Area													31,628		
110 - Tot Lot: Play Equipment															
Park: Installed in 2010													69,731		
300 - Picnic Tables															
3 - Park Picnic Tables- 8'							8,304								
304 - Picnic Tables															
Park Picnic Tables- 6'										2,981					
306 - Benches															
5 - Park										14,904					
380 - Garbage Receptacles															
3 - Metal Garbage Cans														5,244	
26000 - Outdoor Equipment Total							8,304			17,885			101,359	5,244	
27000 - Appliances															
200 - Refrigerator															
Barn Kitchen							2,768								
266 - Stove/Oven															
Barn Kitchen											4,583				
27000 - Appliances Total							2,768				4,583				

Reserve Component	*2041*	*2042*	*2043*	*2044*	*2045*	*2046*	*2047*	*2048*	*2049*	*2050*	*2051*	*2052*	*2053*	*2054*	*2055*
29000 - Infrastructure															
300 - Sewer															
Underground Sewer Line							22,663								
400 - Electric															
Main Electrical & Sub Panels															
29000 - Infrastructure Total							22,663								
Grand Total	**18,067**	**19,294**	**14,852**	**18,255**	**41,259**	**27,868**	**139,996**	**31,663**	**17,158**	**38,667**	**30,044**	**46,566**	**288,307**	**15,300**	**83,912**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	187,099	186,725	103,232	100,573	107,454	99,628	117,654	123,039	148,455	176,927
Inflated Expenditures @ 2.50%	26,569	110,811	31,287	24,410	41,978	19,411	35,817	19,989	21,804	126,188
Reserve Contributions	21,580	23,738[1]	26,112	28,723	31,595	34,755	38,230	42,053	46,259	50,885
Lots/annual @ 464	46.51	51.16	56.28	61.90	68.09	74.90	82.39	90.63	99.70	109.66
Percentage Increase	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	4,615	3,580	2,516	2,568	2,557	2,682	2,972	3,352	4,017	3,482
Ending Balance	186,725	103,232	100,573	107,454	99,628	117,654	123,039	148,455	176,927	105,105

[1]*Per client.*

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	105,105	124,739	81,940	108,353	141,691	176,100	217,553	259,464	307,592	354,158
Inflated Expenditures @ 2.50%	34,699	97,464	28,674	23,120	23,526	18,067	19,294	14,852	18,255	41,259
Reserve Contributions	51,495	52,113	52,738	53,371	54,012	54,660	55,316	55,980	56,651	57,331
Lots/annual @ 464	110.98	112.31	113.66	115.02	116.40	117.80	119.22	120.65	122.09	123.56
Percentage Increase	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	2,838	2,552	2,349	3,087	3,923	4,860	5,889	7,001	8,170	9,055
Ending Balance	124,739	81,940	108,353	141,691	176,100	217,553	259,464	307,592	354,158	379,285

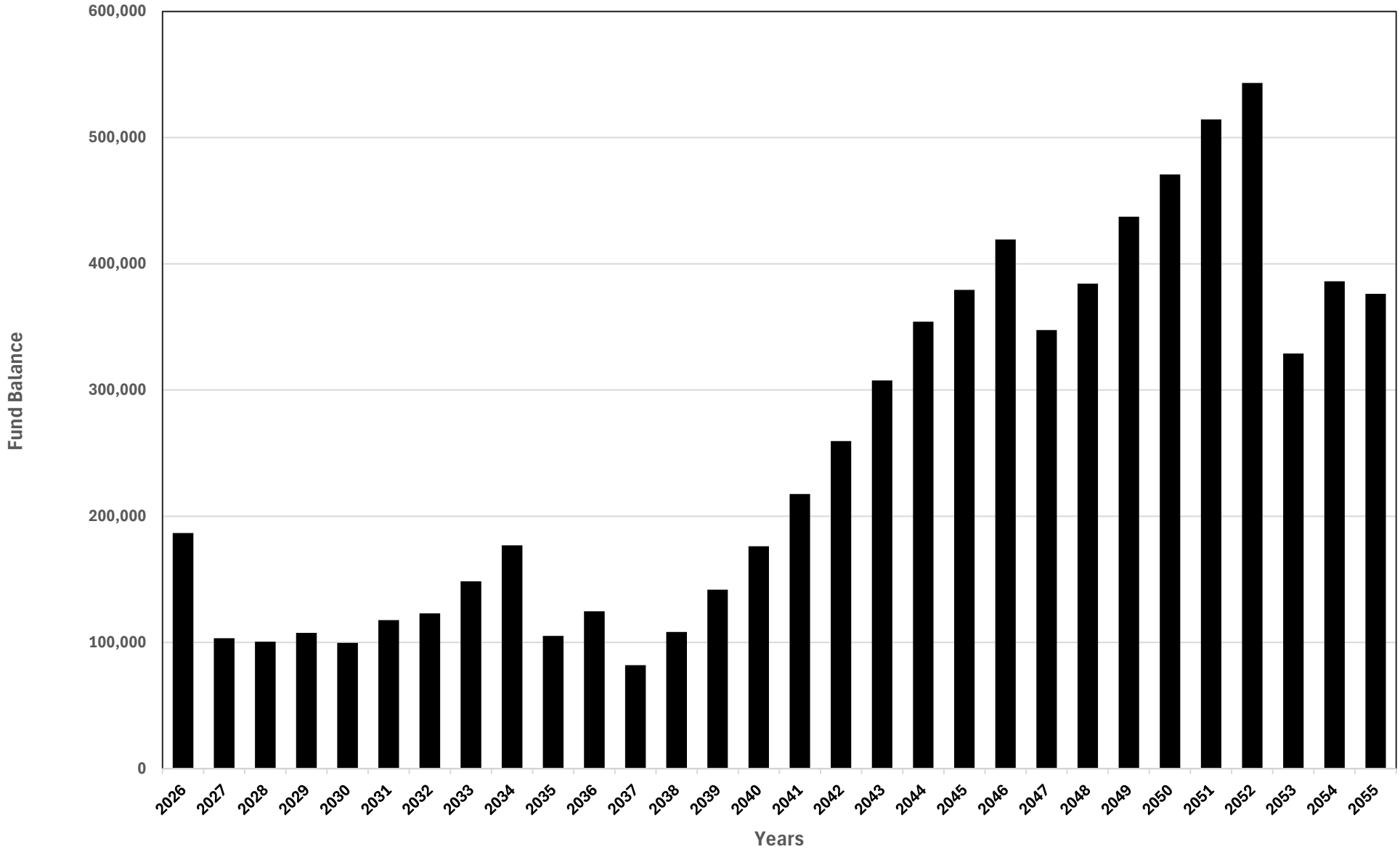
	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance	379,285	419,295	347,481	384,272	437,391	470,791	514,496	543,313	328,845	386,202
Inflated Expenditures @ 2.50%	27,868	139,996	31,663	17,158	38,667	30,044	46,566	288,307	15,300	83,912
Reserve Contributions	58,019	58,715	59,420	60,133	60,855	61,585	62,324	63,072	63,829	64,595
Lots/annual @ 464	125.04	126.54	128.06	129.60	131.15	132.73	134.32	135.93	137.56	139.21
Percentage Increase	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	9,859	9,466	9,034	10,144	11,212	12,164	13,059	10,767	8,828	9,414
Ending Balance	419,295	347,481	384,272	437,391	470,791	514,496	543,313	328,845	386,202	376,298

Browning RESERVE GROUP
A Division of Reserve Advisors

30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2026 Update

Prepared for the 2027 Fiscal Year



30 Year Reserve Funding Plan Cash Flow Method - Ending Balances

2026 Update

Prepared for the 2027 Fiscal Year

30 Year Reserve Funding Plan Including Fully Funded Balance and % Funded

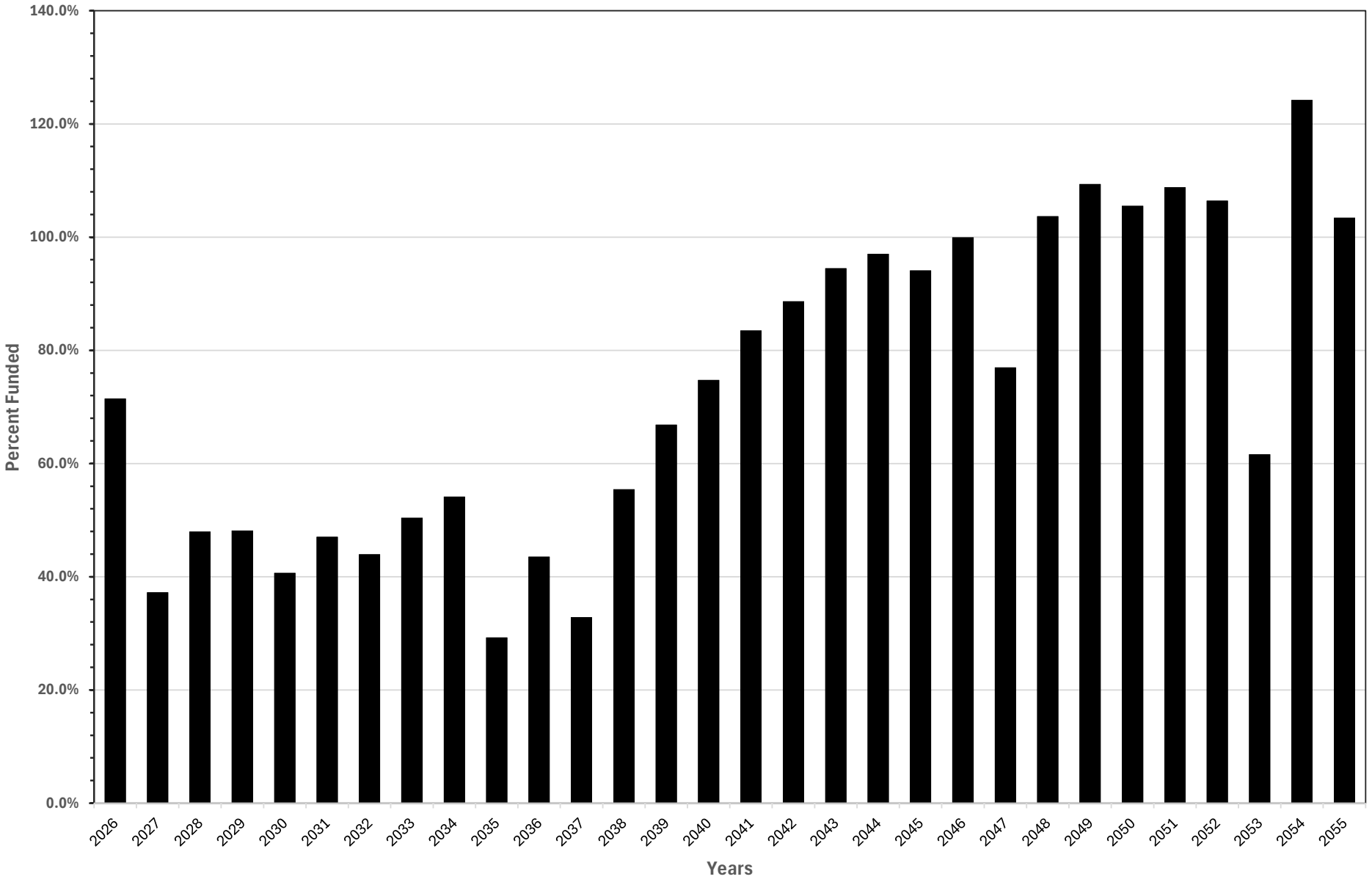
2026 Update
Prepared for the 2027 Fiscal Year

Year	Beginning Balance	Fully Funded Balance	Percent Funded	Inflated Expenditures @ 2.50%	Reserve Contribution	Other	Interest	Ending Balance
2026	187,099	261,271	71.5%	26,569	21,580	0	4,615	186,725
2027	186,725	277,152	37.2%	110,811	23,738	0	3,580	103,232
2028	103,232	209,707	48.0%	31,287	26,112	0	2,516	100,573
2029	100,573	223,068	48.2%	24,410	28,723	0	2,568	107,454
2030	107,454	244,817	40.7%	41,978	31,595	0	2,557	99,628
2031	99,628	250,132	47.0%	19,411	34,755	0	2,682	117,654
2032	117,654	279,766	44.0%	35,817	38,230	0	2,972	123,039
2033	123,039	294,408	50.4%	19,989	42,053	0	3,352	148,455
2034	148,455	326,748	54.1%	21,804	46,259	0	4,017	176,927
2035	176,927	359,173	29.3%	126,188	50,885	0	3,482	105,105
2036	105,105	286,580	43.5%	34,699	51,495	0	2,838	124,739
2037	124,739	249,507	32.8%	97,464	52,113	0	2,552	81,940
2038	81,940	195,371	55.5%	28,674	52,738	0	2,349	108,353
2039	108,353	211,919	66.9%	23,120	53,371	0	3,087	141,691
2040	141,691	235,600	74.7%	23,526	54,012	0	3,923	176,100
2041	176,100	260,508	83.5%	18,067	54,660	0	4,860	217,553
2042	217,553	292,714	88.6%	19,294	55,316	0	5,889	259,464
2043	259,464	325,573	94.5%	14,852	55,980	0	7,001	307,592
2044	307,592	364,938	97.0%	18,255	56,651	0	8,170	354,158
2045	354,158	402,961	94.1%	41,259	57,331	0	9,055	379,285
2046	379,285	419,545	99.9%	27,868	58,019	0	9,859	419,295
2047	419,295	451,490	77.0%	139,996	58,715	0	9,466	347,481
2048	347,481	370,553	103.7%	31,663	59,420	0	9,034	384,272
2049	384,272	399,916	109.4%	17,158	60,133	0	10,144	437,391
2050	437,391	446,194	105.5%	38,667	60,855	0	11,212	470,791
2051	470,791	472,930	108.8%	30,044	61,585	0	12,164	514,496
2052	514,496	510,552	106.4%	46,566	62,324	0	13,059	543,313
2053	543,313	533,595	61.6%	288,307	63,072	0	10,767	328,845
2054	328,845	310,880	124.2%	15,300	63,829	0	8,828	386,202
2055	386,202	363,916	103.4%	83,912	64,595	0	9,414	376,298

30 Year Reserve Funding Plan Cash Flow Method - Percent Funded

2026 Update

Prepared for the 2027 Fiscal Year



Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2026 Fully Funded Balance	2027 Fully Funded Balance	% Per Year Straight Line	2027 Line Item Contribution based on Cash Flow Method
02000 - Concrete									
220 - Walkways									
6,520 SqFt - Barn Entry & Park 2%	3,176	5	12	4,272	854	244	489	1.88%	445
224 - Walkways									
2026 - 2036 [NR-1] [SE-10]	80,000	10	1	91,868	9,187	36,727	44,655	20.18%	4,790
225 - Walkways									
2026 only [NR-1]	12,700	10	0	12,700	1,270	12,700	0	2.79%	662
380 - Pad									
2,000 SqFt - Play Court	14,652	30	1	15,018	501	14,163	14,652	1.10%	261
700 - Sealing									
3,564 SqFt - Barn	4,332	8	2	4,551	569	3,249	3,790	1.25%	297
02000 - Concrete Total	114,860			128,409	12,381	67,084	63,585	27.19%	6,455
03000 - Painting: Exterior									
120 - Surface Restoration									
3,528 SqFt - Barn	30,900	10	1	31,673	3,167	27,810	30,900	6.96%	1,651
350 - Touch-Up									
Barn	4,120	10	5	4,661	466	2,060	2,472	1.02%	243
400 - Wrought Iron									
126 l.f. - Stair & Ramp Railings	1,415	5	2	1,486	297	849	1,132	0.65%	155
03000 - Painting: Exterior Total	36,435			37,820	3,931	30,719	34,504	8.63%	2,049
03500 - Painting: Interior									
100 - Building									
4,690 SqFt - Barn	6,038	10	2	6,344	634	4,831	5,435	1.39%	331
03500 - Painting: Interior Total	6,038			6,344	634	4,831	5,435	1.39%	331
04000 - Structural Repairs									
200 - Wood: Siding & Trim									
Barn	10,300	10	1	10,558	1,056	9,270	10,300	2.32%	550
670 - Metal Railings									
126 l.f. - Stair & Walkway Railings 33%	2,725	10	2	2,863	286	2,180	2,453	0.63%	149
936 - Windows									
Barn Window Replace 2023	17,994	30	27	35,049	1,168	1,799	2,399	2.57%	609
04000 - Structural Repairs Total	31,019			48,470	2,510	13,250	15,152	5.51%	1,309
05000 - Roofing									
680 - Pitched: Dimensional Composition									
51 Sqrs - Barn	65,295	30	27	127,181	4,239	6,529	8,706	9.31%	2,210
05000 - Roofing Total	65,295			127,181	4,239	6,529	8,706	9.31%	2,210
08000 - Rehab									
100 - General									
Barn Interior	7,313	20	9	9,133	457	4,022	4,388	1.00%	238
226 - Restrooms									
3 - Barn Restrooms	20,518	20	9	25,624	1,281	11,285	12,311	2.81%	668
230 - Kitchen									
Barn Kitchen & Service Area	8,137	20	9	10,162	508	4,475	4,882	1.12%	265
590 - Operable Wall/Partition									
18 l.f. - Barn Folding Partition	9,381	25	14	13,255	530	4,128	4,503	1.16%	276
08000 - Rehab Total	45,349			58,174	2,776	23,910	26,084	6.10%	1,447
18000 - Landscaping									
100 - Irrigation: Misc.									
Park	1,781	1	0	1,781	1,781	1,781	1,781	3.91%	929
104 - Irrigation: Controllers									
Barn at Water Heater	133	10	7	158	16	40	53	0.03%	8
300 - Irrigation: Backflow Preventors									
Common Area	8,434	20	1	8,644	432	8,012	8,434	0.95%	225
420 - General Repairs/Upgrades									
Building South	4,687	10	3	5,047	505	3,281	3,749	1.11%	263
500 - Tree Maintenance									
Tree Removals	3,256	1	1	3,337	3,337	1,628	3,256	7.33%	1,740
18000 - Landscaping Total	18,290			18,968	6,071	14,741	17,273	13.33%	3,165
19000 - Fencing									
340 - Wood: 6'									
650 l.f. - Park 17% [SE-2]	4,464	6	1	4,633	772	3,348	4,092	1.70%	403
344 - Wood: 6'									
45 l.f. - A.C. Equipment Enclosure	3,318	18	15	4,805	267	553	737	0.59%	139
19000 - Fencing Total	7,782			9,438	1,039	3,901	4,829	2.28%	542
19500 - Retaining Wall									
990 - Miscellaneous									

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Estimated Future Replacement Costs	Per Year	2026 Fully Funded Balance	2027 Fully Funded Balance	% Per Year Straight Line	2027 Line Item Contribution based on Cash Flow Method
230 l.f. - [2] Tot Play Areas	6,453	20	4	7,123	356	5,163	5,485	0.78%	186
19500 - Retaining Wall Total	6,453			7,123	356	5,163	5,485	0.78%	186
20000 - Lighting									
100 - Exterior: Misc. Fixtures									
8 - Barn Flood Lights	4,944	15	11	6,487	432	1,318	1,648	0.95%	225
20000 - Lighting Total	4,944			6,487	432	1,318	1,648	0.95%	225
21000 - Signage									
794 - Monument									
Park	2,929	15	12	3,940	263	586	781	0.58%	137
900 - Miscellaneous									
4 - Aluminum Park Entry Signs	2,336	20	18	3,643	182	234	350	0.40%	95
920 - Miscellaneous									
Playground Safety Sign	637	20	1	652	33	605	637	0.07%	17
21000 - Signage Total	5,902			8,235	477	1,424	1,768	1.05%	249
23000 - Mechanical Equipment									
200 - HVAC									
2 - Barn	18,540	15	4	20,465	1,364	13,596	14,832	3.00%	711
600 - Water Heater									
Barn	2,345	12	1	2,403	200	2,149	2,345	0.44%	104
23000 - Mechanical Equipment Total	20,885			22,868	1,565	15,745	17,177	3.44%	816
24000 - Furnishings									
100 - Miscellaneous									
184 - Tables & Chairs- Barn Storage Stall	7,960	5	1	8,159	1,632	6,368	7,960	3.58%	851
24000 - Furnishings Total	7,960			8,159	1,632	6,368	7,960	3.58%	851
24600 - Safety / Access									
560 - Cameras									
Camera System- Replacement/Upgrade	9,738	10	0	9,738	974	9,738	974	2.14%	508
24600 - Safety / Access Total	9,738			9,738	974	9,738	974	2.14%	508
26000 - Outdoor Equipment									
100 - Tot Lot: Play Equipment									
Park Play Area	16,238	18	9	20,279	1,127	8,119	9,021	2.47%	587
110 - Tot Lot: Play Equipment									
Park: Installed in 2010	35,800	18	9	44,709	2,484	17,900	19,889	5.46%	1,295
300 - Picnic Tables									
3 - Park Picnic Tables- 8'	4,944	18	3	5,324	296	4,120	4,395	0.65%	154
304 - Picnic Tables									
Park Picnic Tables- 6'	1,648	18	6	1,911	106	1,099	1,190	0.23%	55
306 - Benches									
5 - Park	8,240	18	6	9,556	531	5,493	5,951	1.17%	277
380 - Garbage Receptacles									
3 - Metal Garbage Cans	2,627	20	8	3,200	160	1,576	1,707	0.35%	83
26000 - Outdoor Equipment Total	69,496			84,979	4,703	38,307	42,153	10.33%	2,452
27000 - Appliances									
200 - Refrigerator									
Barn Kitchen	1,648	10	1	1,689	169	1,483	1,648	0.37%	88
266 - Stove/Oven									
Barn Kitchen	2,472	12	1	2,534	211	2,266	2,472	0.46%	110
27000 - Appliances Total	4,120			4,223	380	3,749	4,120	0.83%	198
29000 - Infrastructure									
300 - Sewer									
Underground Sewer Line	13,493	10	1	13,830	1,383	12,144	13,493	3.04%	721
400 - Electric									
Main Electrical & Sub Panels	2,350	50	0	2,350	47	2,350	47	0.10%	25
29000 - Infrastructure Total	15,843			16,180	1,430	14,494	13,540	3.14%	746
Grand Total	**470,408**			**602,796**	**45,531**	**261,271**	**270,392**	**100.00%**	**23,738**

02000 - Concrete

220 - Walkways

6,520 SqFt - Barn Entry & Park 2%

Useful Life:	5-Years	Remaining Life:	12-Years
Quantity:	6,520	Units of Measure:	Square Feet
Cost/SqFt:	$23	Qty x $/SqFt:	$147,743
% Included:	2.2%	Current Cost:	$3,176
Replacement Year:	2038	Future Cost:	$4,272

Summary:
This is to cut, grind or repair concrete flatwork to remove or minimize vertical displacements and to maintain functionality. This is for partial replacement only.

2025- $6,409 was expended to replace the Tiber ramp with new Tiber entry steps. These steps show signs of cracking. Also the ADA ramp rail concrete has cracking throughout. Due to anticipated replacements in years 2026 - 2035 this components remaining life has been set to resume in 2038.
2024- $6,650 was expended for removal and replacement of a portion of deteriorated concrete walkways. Replacement walkway section installed to current ADA standards.
2019- $5,353 was expended.
2016- The walkways exhibit ongoing grinding and partial replacements.
2015/16- sidewalks re-done to be ADA compliant, from building to street as part of $136,023 Barn Remodel

224 - Walkways

2026 - 2036 [NR-1] [SE-10]

Useful Life:	10-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$80,000	Current Cost:	$80,000
% Included:	100.0%	Future Cost:	$91,868
Replacement Year:	2027		

Summary:
2026- $12,700 was expended.
2025- Per client direction, 10 year plan at $8,000 per year starting in 2026 for concrete repairs.

225 - Walkways

2026 only [NR-1]

Useful Life:	10-Years	Remaining Life:	0-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$12,700	Current Cost:	$12,700
% Included:	100.0%	Future Cost:	$12,700
Replacement Year:	2026		

Summary:
2026- $12,700 was expended.

380 - Pad

2,000 SqFt - Play Court

Useful Life:	30-Years	Remaining Life:	1-Year
Quantity:	2,000	Units of Measure:	Square Feet
Cost/SqFt:	$7.33	Current Cost:	$14,652
% Included:	100.0%	Future Cost:	$15,018
Replacement Year:	2027		

Summary:
This is to replace the play court concrete pad.

2025- $14,225 was expended to replace the asphalt pad with concrete.

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700 - Sealing

3,564 SqFt - Barn

Useful Life:	8-Years	Remaining Life:	2-Years
Quantity:	3,564	Units of Measure:	Square Feet
Cost/SqFt:	$1.22	Current Cost:	$4,332
% Included:	100.0%	Future Cost:	$4,551
Replacement Year:	2028		

Summary:
This is to seal the concrete floor to discourage moisture intrusion.

2025- Remaining life moved to 2028 due to reduced usage.
2022- Per client, extend remaining life from 2024 to 2025.
2016- $32,257 was expended for barn remodel. 1,323 sf of concrete flooring added to this component. Per client, linoleum flooring removed as part of Barn Remodel work.
2015- $103,766 was expended for barn remodel.

03000 - Painting: Exterior

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120 - Surface Restoration

3,528 SqFt - Barn

Useful Life:	10-Years	Remaining Life:	1-Year
Quantity:	3,528	Units of Measure:	Square Feet
Cost/SqFt:	$8.76	Current Cost:	$30,900
% Included:	100.0%	Future Cost:	$31,673
Replacement Year:	2027		

Summary:
This is to paint with a 100% premium acrylic paint. Includes preparation, power washing, sanding, scraping and caulking as needed.

2026- Reprojected for 2027 per client.
2025- Anticipated painting in 2026. Estimates coming in around $40,000 for paint and wood repairs.
2024- $26,750 was expended for demolition of Pump House and proper, legal abandonment pit well, building was entirely removed. Pit well was filled with approved materials, permitted and inspected by County Environmental Agency.
2023- Per client 7/13/2023, the pump house is being demolished, **the barn will still be re-painted on schedule for the same cost.**
2022- Per client 10/4/2022, extend remaining life to 2025.
2008- $6,000 was expended for painting.

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350 - Touch-Up

Barn

Useful Life:	10-Years	Remaining Life:	5-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$4,120	Current Cost:	$4,120
% Included:	100.0%	Future Cost:	$4,661
Replacement Year:	2031		

Summary:
This is to touch-up paintable surfaces as needed to include overhangs, shutters, special trim, doors, weathervane and the air conditioning enclosure fencing. This occurs midway between the full paint cycles. Not all wood surfaces may require painting mid-cycle. The weathervane and cupola appear to be copper which should require no maintenance. The materials could not be confirmed.

2024- $26,750 was expended for demolition of Pump House and proper, legal abandonment pit well, building was entirely removed. Pit well was filled with approved materials, permitted and inspected by County Environmental Agency.
2023- Per client 7/13/2023, the pump house is being demolished, **the barn will still be re-painted on schedule for the same cost.**
2022- Per client 10/4/2023 extend remaining life from 2025 to 2030 to match the halfway point of the new painting cycle.
2009- Full painting completed.

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400 - Wrought Iron
126 l.f. - Stair & Ramp Railings

Useful Life:	5-Years	Remaining Life:	2-Years
Quantity:	126	Units of Measure:	Linear Feet
Cost/l.f.:	$11	Current Cost:	$1,415
% Included:	100.0%	Future Cost:	$1,486
Replacement Year:	2028		

Summary:
This is to paint/coat the wrought iron stair railings. Includes preparation, sanding, scraping and primer as necessary.

36 lf- North Park Stairs
90 lf- west side park frontage concrete ramp

2023- $49.00 was expended out of operating for material only. A volunteer re-painted the railings for cost of material.

03500 - Painting: Interior

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100 - Building
4,690 SqFt - Barn

Useful Life:	10-Years	Remaining Life:	2-Years
Quantity:	4,690	Units of Measure:	Square Feet
Cost/SqFt:	$1.29	Current Cost:	$6,038
% Included:	100.0%	Future Cost:	$6,344
Replacement Year:	2028		

Summary:
This is to paint all building interior spaces, including the kitchen, service area, office, perimeter walls and restrooms.

2025- Paint appears fine. Remaining life moved to 2028 due to reduced usage.
2016- $32,257 was expended for barn remodel. Barn interior inaccessible during reserve study site inspection. No detailed information regarding 2015 and 2016 barn remodel work was provided to BRG. Client input may further define this and other barn interior components that may have been completed in conjunction with said 2015 & 2016 remodel work.
2015- $103,766 was expended for barn remodel.

04000 - Structural Repairs

200 - Wood: Siding & Trim

Barn

Useful Life:	10-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Building
Cost:	$10,300	Current Cost:	$10,300
% Included:	100.0%	Future Cost:	$10,558
Replacement Year:	2027		

Summary:
This is to replace portions of the exterior doors and trim. There are 4 "wagon doors" and 2 "hayloft doors as well as window trim. The doors appear to be in good condition. The doors are more likely to be maintained than replaced due to the historic appearance of the barn.

2026- Reprojected for 2027 per client.
2025- Anticipated repairs in 2026. Estimates coming in around $40,000 for paint and wood repairs. Cost updated from $7,000 to $10,000.
2022- Per client, reduce remaining life from 2029 to 2024 and increase cost from $4,131 to $6,000.
2019- $8,754 was expended.
2018- $791 was expended for exterior barn dry rot repairs.
2011- $1,750 was expended for dry rot repairs.

670 - Metal Railings

126 l.f. - Stair & Walkway Railings 33%

Useful Life:	10-Years	Remaining Life:	2-Years
Quantity:	126	Units of Measure:	Linear Feet
Cost/l.f.:	$65	Qty x $/l.f.:	$8,176
% Included:	33.3%	Current Cost:	$2,725
Replacement Year:	2028	Future Cost:	$2,863

Summary:
This is to repair and replace portions of the stair and walkway metal railings as needed in conjunction with every other painting cycle.

36 lf- north park stair railings
90 lf- metal handrails @ concrete ramp @ west side park

936 - Windows

Barn Window Replace 2023

Useful Life:	30-Years	Remaining Life:	27-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$17,994	Current Cost:	$17,994
% Included:	100.0%	Future Cost:	$35,049
Replacement Year:	2053		

Summary:
This is to replace the windows.

2023- $16,000 is anticipated for window replacement with a 30 year warranty.
2022- Per client onsite meeting, association plans to replace all the barn windows in 2023 for an estimated $40,000.

05000 - Roofing

680 - Pitched: Dimensional Composition

51 Sqrs - Barn

Useful Life:	30-Years	Remaining Life:	27-Years
Quantity:	51	Units of Measure:	Squares
Cost/Sqrs:	$1,280	Current Cost:	$65,295
% Included:	100.0%	Future Cost:	$127,181
Replacement Year:	2053		

Summary:
This is to replace the roofing with a metal roof. With proper maintenance, the life of this roof may be extended. The association should consult with a roofing inspector, and the results of that consultation may further define this component.

2024- Per client 7/8/2024, roof that was installed in 2023 was changed from metal to composition.
2023- $9,143 total was expended ($2,500 for insurance deductible, $6,643 from reserves, $48,90 from Insurance) for new composition shingle roof and underlayment, due to storm damage. There is a 50 year warranty of materials and installation.

08000 - Rehab

100 - General

Barn Interior

Useful Life:	20-Years	Remaining Life:	9-Years
Quantity:	1	Units of Measure:	Building
Cost:	$7,313	Current Cost:	$7,313
% Included:	100.0%	Future Cost:	$9,133
Replacement Year:	2035		

Summary:
This is for a general rehab of the open areas of the interior to include the office, restroom access areas, conversation area and stalls. Association input will further define this component.

2022- $5,000 was expended for Barn door replacement project and ADA work.
2016- $32,257 was expended, Barn Remodel.
2015- $103,766 was expended, Barn Remodel.

226 - Restrooms

3 - Barn Restrooms

Useful Life:	20-Years	Remaining Life:	9-Years
Quantity:	3	Units of Measure:	Items
Cost:	$6,839	Current Cost:	$20,518
% Included:	100.0%	Future Cost:	$25,624
Replacement Year:	2035		

Summary:
This is to rehab and re-decorate the restrooms. Includes items such as partitions, fixtures, lighting, tile, etc.

2015/2016- 2 restrooms rehabbed & 1 ADA compliant bathroom built as part of $136,023 Barn Remodel

230 - Kitchen

Barn Kitchen & Service Area

Useful Life:	20-Years	Remaining Life:	9-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$8,137	Current Cost:	$8,137
% Included:	100.0%	Future Cost:	$10,162
Replacement Year:	2035		

Summary:
This is to rehab and re-decorate the kitchen. Includes items such as cabinets, countertops, fixtures, lighting, etc. This item can be further defined with association input. Appliances are provided for within other components.

10 lf- base cabinets
12 lf- upper cabinets
15 lf- counter tops

2015/2016- Work done as part of $136,023 Barn Remodel.
2011- $1,850 was expended for cabinets, counter tops, fixtures and lighting.

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590 - Operable Wall/Partition
18 l.f. - Barn Folding Partition

Useful Life:	25-Years	Remaining Life:	14-Years
Quantity:	18	Units of Measure:	Linear Feet
Cost/l.f.:	$521	Current Cost:	$9,381
% Included:	100.0%	Future Cost:	$13,255
Replacement Year:	2040		

Summary:
This is to replace the Pella bi-fold partition door. The cost per unit will be determined by finish veneer type and sound absorbing quality.

2016- $32,257 was expended for barn remodel. Barn interior inaccessible during reserve study site inspection.
2015- $103,766 was expended for barn remodel.

18000 - Landscaping

---

100 - Irrigation: Misc.
Park

Useful Life:	1-Year	Remaining Life:	0-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$1,781	Current Cost:	$1,781
% Included:	100.0%	Future Cost:	$1,781
Replacement Year:	2026		

Summary:
This is for major repairs to the irrigation components in excess of the operating budget.

2026- $1,781 was expended.
2022- $2,014 was expended to replace a weeping valve along right side of sidewalk leading up to double doors. Per onsite discussion, reduce useful life from 4 to 1.
2016- $1,720 was expended for irrigation.

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104 - Irrigation: Controllers
Barn at Water Heater

Useful Life:	10-Years	Remaining Life:	7-Years
Quantity:	1	Units of Measure:	Items
Cost:	$133	Current Cost:	$133
% Included:	100.0%	Future Cost:	$158
Replacement Year:	2033		

Summary:
This is to replace the Orbit B-Hyve 12-station controller.

2024- Per client 7/8/2024, the Rain-Bird irrigation controller was replaced with an Orbit B-Hyve 12-station controller at a cost of $125 in 2023.
2019- $840 was expended.

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300 - Irrigation: Backflow Preventors
Common Area

Useful Life:	20-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Items
Cost:	$8,434	Current Cost:	$8,434
% Included:	100.0%	Future Cost:	$8,644
Replacement Year:	2027		

Summary:
This is to replace the backflow prevention valve.

2025- $8,188 was expended to replace the valve due to theft.

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420 - General Repairs/Upgrades
Building South

Useful Life:	10-Years	Remaining Life:	3-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$4,687	Current Cost:	$4,687
% Included:	100.0%	Future Cost:	$5,047
Replacement Year:	2029		

Summary:
This is to have funds in excess of the operating budget for miscellaneous plantings, removals and other work as directed by the association.

2019- $3,600 was expended.
2016- $2,541 was expended for landscape upgrade.

---

500 - Tree Maintenance
Tree Removals

Useful Life:	1-Year	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$3,256	Current Cost:	$3,256
% Included:	100.0%	Future Cost:	$3,337
Replacement Year:	2027		

Summary:
This is to prune, remove and replace trees as needed to enhance the landscaping and avoid branch and root damage to nearby objects. This is in excess of the operating budget.

2023- $5,150 is anticipated to remove a redwood tree.
2022- Per client, reduce useful life from 5 to 1. In 2021, $3,350 was expended for 1 tree removal.
2019- $2,500 was expended for tree removal.
2018- $6,210 was expended for tree removals, treat/trim.

19000 - Fencing

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340 - Wood: 6'
650 l.f. - Park 17% [SE-2]

Useful Life:	6-Years	Remaining Life:	1-Year
Quantity:	650	Units of Measure:	Linear Feet
Cost/l.f.:	$41	Qty x $/l.f.:	$26,780
% Included:	16.7%	Current Cost:	$4,464
Replacement Year:	2027	Future Cost:	$4,633

Summary:
This is to periodically replace a portion of the 6' wood fencing including discarded fence material removal and disposal. Per the association, the fencing is "good neighbor". The cost per unit reflects "good neighbor" pricing.

2018- $1,600 was expended for 50% share of 1 fence.
2017- $3,375 was expended for 50% share of 2 fences.
2016- Information per client

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344 - Wood: 6'

45 l.f. - A.C. Equipment Enclosure

Useful Life:	18-Years	Remaining Life:	15-Years
Quantity:	45	Units of Measure:	Linear Feet
Cost/l.f.:	$74	Current Cost:	$3,318
% Included:	100.0%	Future Cost:	$4,805
Replacement Year:	2041		

Summary:
This is to replace the 6' wood fencing including discarded fence material removal and disposal.

2023- $2,950 was expended for all new redwood on steel posts.
2022- Per client, increase cost from $1,850 to $4,000 and reduce remaining life from 2024 to 2023.

19500 - Retaining Wall

990 - Miscellaneous

230 l.f. - [2] Tot Play Areas

Useful Life:	20-Years	Remaining Life:	4-Years
Quantity:	230	Units of Measure:	Linear Feet
Cost/l.f.:	$28	Current Cost:	$6,453
% Included:	100.0%	Future Cost:	$7,123
Replacement Year:	2030		

Summary:
This is to replace the plastic-type 1' retaining walls at the play area perimeters.

northwesterly play area- 100 lf
southeasterly play area- 130 lf

20000 - Lighting

100 - Exterior: Misc. Fixtures

8 - Barn Flood Lights

Useful Life:	15-Years	Remaining Life:	11-Years
Quantity:	8	Units of Measure:	Items
Cost:	$618	Current Cost:	$4,944
% Included:	100.0%	Future Cost:	$6,487
Replacement Year:	2037		

Summary:

This is to replace miscellaneous lighting fixtures in the common area. There are 8 flood lights. Interior lighting is generally replaced as needed thru the operating fund. Association input will further define this component.

2024- Per client 7/8/2024, the lighting system is integrated LED fixtures, change replace 33% every five years. Please just show the entire 2022 installed exterior lighting system as 15-year lifetime with 13 years remaining life. All 8 fixtures installed in 2022 were flood lights.
2022- $4,641 was expended to replace all 8 fixtures.
2019-$2,520 was expended for unspecified scope of work.
2016- Some lighting changes were complete in conjunction with $136,023 barn remodel.

21000 - Signage

794 - Monument

Park

Useful Life:	15-Years	Remaining Life:	12-Years
Quantity:	1	Units of Measure:	Items
Cost:	$2,929	Current Cost:	$2,929
% Included:	100.0%	Future Cost:	$3,940
Replacement Year:	2038		

Summary:
This is to replace the wood post mounted, wood framed, sheet metal sign.

2023- $2,605 was expended for a new all-aluminum sign and installation.

900 - Miscellaneous

4 - Aluminum Park Entry Signs

Useful Life:	20-Years	Remaining Life:	18-Years
Quantity:	4	Units of Measure:	Items
Cost:	$584	Current Cost:	$2,336
% Included:	100.0%	Future Cost:	$3,643
Replacement Year:	2044		

Summary:
This is to replace the aluminum park entry signs.

2024- $2,202 was expended for 4 park entry signs with expected 20 year lifespan, per client 6/13/2024.
2023- Per client 7/13/2023, the board is still gathering proposals, move remaining life from 2023 to 2024.
2022- Per client 10/4/2022, move expense from 2022 to 2023.
2016- Information per client.

920 - Miscellaneous

Playground Safety Sign

Useful Life:	20-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Items
Cost:	$637	Current Cost:	$637
% Included:	100.0%	Future Cost:	$652
Replacement Year:	2027		

Summary:
This is to replace the playground safety sign.

2024- $600 is anticipated for a playground safety sign in approximately 3 years, per client 6/13/2024.

23000 - Mechanical Equipment

200 - HVAC

2 - Barn

Useful Life:	15-Years	Remaining Life:	4-Years
Quantity:	2	Units of Measure:	Items
Cost:	$9,270	Current Cost:	$18,540
% Included:	100.0%	Future Cost:	$20,465
Replacement Year:	2030		

Summary:
This is to replace the HVAC system. It is possible that sub-components of this system can be replaced or re-built to extend its life.

2015/16- Portion of HVAC upgraded + duct work as part of $136,023 barn remodel.
2003- Per client, one system may have been replaced.

600 - Water Heater

Barn

Useful Life:	12-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Items
Cost:	$2,345	Current Cost:	$2,345
% Included:	100.0%	Future Cost:	$2,403
Replacement Year:	2027		

Summary:
This is to replace the Rheem Electric 40 gallon water heater.

2015- $430 was expended for purchase and installation.

24000 - Furnishings

100 - Miscellaneous

184 - Tables & Chairs- Barn Storage Stall

Useful Life:	5-Years	Remaining Life:	1-Year
Quantity:	184	Units of Measure:	Items
Cost:	$43	Current Cost:	$7,960
% Included:	100.0%	Future Cost:	$8,159
Replacement Year:	2027		

Summary:
This periodically replace a portion of the tables and chairs.

136- plastic chairs
20- metal chairs
12- rectangular folding tables
16- round folding tables

2025- $1,000 anticipated expenditure for replacements as needed.
2022- Per client, unused for two years due to Covid, extend remaining life from 2022 to 2025.
2014- 4 new 8' round tables purchased.

24600 - Safety / Access

560 - Cameras

Camera System- Replacement/Upgrade

Useful Life:	10-Years	Remaining Life:	0-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$9,738	Current Cost:	$9,738
% Included:	100.0%	Future Cost:	$9,738
Replacement Year:	2026		

Summary:
This is to replace and upgrade the video camera system.

2026- $9,738 was expended for installation of a new camera system.
2025- Client anticipated replacement in 2026 pending info. Cost updated from $3,200 to $7,500.
2022- Currently inoperative, unknown cause or cost of repair.
2019- $2,530 was expended for cameras.
2014- Association received an estimate of $1,085 to replace.

26000 - Outdoor Equipment

100 - Tot Lot: Play Equipment

Park Play Area

Useful Life:	18-Years	Remaining Life:	9-Years
Quantity:	1	Units of Measure:	Items
Cost:	$16,238	Current Cost:	$16,238
% Included:	100.0%	Future Cost:	$20,279
Replacement Year:	2035		

Summary:
This is to replace the tot lot equipment to include the metal frame car structure. According to the association, the equipment was installed approximately 2004.

2025- Remaining life moved to 2035 to align with tot lot replacement.
2023- Per client 7/26/2023, extend remaining life from 2023 to 2028, the play equipment was inspected and found to be in excellent condition.
2022- No work indicated, extend remaining life from 2022 to 2023.
2018- $2,264 was expended for playground equipment- repairs/inspections.

110 - Tot Lot: Play Equipment

Park: Installed in 2010

Useful Life:	18-Years	Remaining Life:	9-Years
Quantity:	1	Units of Measure:	Items
Cost:	$35,800	Current Cost:	$35,800
% Included:	100.0%	Future Cost:	$44,709
Replacement Year:	2035		

Summary:
This is for the equipment replaced during 2010 with insurance proceeds.

2025- Warrantied items were replaced. Equipment was inspected & determined unit remaining life could be moved to 2035.
2023- Per client 7/13/2023, the board is still gathering proposals, move remaining life from 2023 to 2024.
2018- $2,264 was expended for playground equipment- repairs/inspections.

300 - Picnic Tables

3 - Park Picnic Tables- 8'

Useful Life:	18-Years	Remaining Life:	3-Years
Quantity:	3	Units of Measure:	Items
Cost:	$1,648	Current Cost:	$4,944
% Included:	100.0%	Future Cost:	$5,324
Replacement Year:	2029		

Summary:
This is to replace the 8' picnic tables.

2025- Tables have been sanded and appear in fair condition.
2022- Tables appear to be badly deteriorated and in need of reconditioning.
2011- $3,000 was expended for rehab.

---

304 - Picnic Tables

Park Picnic Tables- 6'

Useful Life:	18-Years	Remaining Life:	6-Years
Quantity:	1	Units of Measure:	Items
Cost:	$1,648	Current Cost:	$1,648
% Included:	100.0%	Future Cost:	$1,911
Replacement Year:	2032		

Summary:
This is to replace the wood picnic tables.

2025- Tables have been sanded and appear in fair condition.
2022- Tables appear to be badly deteriorated and in need of reconditioning.
2014- $1,075 was expended for rehab.

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306 - Benches

5 - Park

Useful Life:	18-Years	Remaining Life:	6-Years
Quantity:	5	Units of Measure:	Items
Cost:	$1,648	Current Cost:	$8,240
% Included:	100.0%	Future Cost:	$9,556
Replacement Year:	2032		

Summary:
This is to replace the benches. These benches are metal frame with composite slats.

2022- Tables appear to be badly deteriorated and in need of reconditioning.
2014- Rehabbed.

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380 - Garbage Receptacles

3 - Metal Garbage Cans

Useful Life:	20-Years	Remaining Life:	8-Years
Quantity:	3	Units of Measure:	Items
Cost:	$876	Current Cost:	$2,627
% Included:	100.0%	Future Cost:	$3,200
Replacement Year:	2034		

Summary:
This is to replace the garbage containers.

2025- Added to the study. Per client, were placed in service 2014.

27000 - Appliances

200 - Refrigerator
Barn Kitchen

Useful Life:	10-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Items
Cost:	$1,648	Current Cost:	$1,648
% Included:	100.0%	Future Cost:	$1,689
Replacement Year:	2027		

Summary:
This is to replace the Hotpoint refrigerator.

2026- Future cost still undetermined.
2023- Per client 7/13/2023, extend remaining life from 2023 to 2025.
2022- Per client, unused for two years due to Covid. Extend remaining life from 2022 to 2023. In 2012 $725 was expended and in 2015 $170 was expended to replace motor.

266 - Stove/Oven
Barn Kitchen

Useful Life:	12-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Items
Cost:	$2,472	Current Cost:	$2,472
% Included:	100.0%	Future Cost:	$2,534
Replacement Year:	2027		

Summary:
This is to replace the electric, Hotpoint 4 burner stove and oven.

2022- Per client, unused for two years due to Covid. Extend remaining life from 2022 to 2023.

29000 - Infrastructure

300 - Sewer
Underground Sewer Line

Useful Life:	10-Years	Remaining Life:	1-Year
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$13,493	Current Cost:	$13,493
% Included:	100.0%	Future Cost:	$13,830
Replacement Year:	2027		

Summary:
This is to replace sewer service lines. Since sewer system life exceeds the scope of this study, this component does not provide for total system replacement.

2022- Per client, extend remaining life from 2022 to 2025.

400 - Electric
Main Electrical & Sub Panels

Useful Life:	50-Years	Remaining Life:	0-Years
Quantity:	1	Units of Measure:	Lump Sum
Cost:	$2,350	Current Cost:	$2,350
% Included:	100.0%	Future Cost:	$2,350
Replacement Year:	2026		

Summary:
This is to replace the main electrical and sub panels.

2026- $2,350 was expended to replace subpanel; the main panel did not need replacing.
2025- $29,609 anticipated expenditure for replacement in 2026.

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	Quantity	Cost/ U of M	Treatment	Location
02000 - Concrete							
220 - Walkways	3,176	5	12	6,520	$22.66/SqFt	2%	Barn Entry & Park
224 - Walkways	80,000	10	1	1	$80,000	[NR-1] [SE-10	2026 - 2036
225 - Walkways	12,700	10	0	1	$12,700	[NR-1]	2026 only
380 - Pad	14,652	30	1	2,000	$7.33/SqFt		Play Court
700 - Sealing	4,332	8	2	3,564	$1.22/SqFt		Barn
03000 - Painting: Exterior							
120 - Surface Restoration	30,900	10	1	3,528	$8.76/SqFt		Barn
350 - Touch-Up	4,120	10	5	1	$4,120		Barn
400 - Wrought Iron	1,415	5	2	126	$11.23/l.f.		Stair & Ramp Railings
03500 - Painting: Interior							
100 - Building	6,038	10	2	4,690	$1.29/SqFt		Barn
04000 - Structural Repairs							
200 - Wood: Siding & Trim	10,300	10	1	1	$10,300		Barn
670 - Metal Railings	2,725	10	2	126	$64.89/l.f.		Stair & Walkway Railings
936 - Windows	17,994	30	27	1	$17,994		Barn Window Replace 2023
05000 - Roofing							
680 - Pitched: Dimensional Com	65,295	30	27	51	$1,280/Sqrs		Barn
08000 - Rehab							
100 - General	7,313	20	9	1	$7,313		Barn Interior
226 - Restrooms	20,518	20	9	3	$6,839		Barn Restrooms
230 - Kitchen	8,137	20	9	1	$8,137		Barn Kitchen & Service Area
590 - Operable Wall/Partition	9,381	25	14	18	$521/l.f.		Barn Folding Partition
18000 - Landscaping							
100 - Irrigation: Misc.	1,781	1	0	1	$1,781		Park
104 - Irrigation: Controllers	133	10	7	1	$133		Barn at Water Heater
300 - Irrigation: Backflow Preve	8,434	20	1	1	$8,434		Common Area
420 - General Repairs/Upgrades	4,687	10	3	1	$4,687		Building South
500 - Tree Maintenance	3,256	1	1	1	$3,256		Tree Removals
19000 - Fencing							
340 - Wood: 6'	4,464	6	1	650	$41.20/l.f.		Park
344 - Wood: 6'	3,318	18	15	45	$73.73/l.f.		A.C. Equipment Enclosure
19500 - Retaining Wall							
990 - Miscellaneous	6,453	20	4	230	$28.06/l.f.		[2] Tot Play Areas
20000 - Lighting							
100 - Exterior: Misc. Fixtures	4,944	15	11	8	$618		Barn Flood Lights
21000 - Signage							
794 - Monument	2,929	15	12	1	$2,929		Park
900 - Miscellaneous	2,336	20	18	4	$584		Aluminum Park Entry Signs
920 - Miscellaneous	637	20	1	1	$637		Playground Safety Sign
23000 - Mechanical Equipment							
200 - HVAC	18,540	15	4	2	$9,270		Barn
600 - Water Heater	2,345	12	1	1	$2,345		Barn
24000 - Furnishings							
100 - Miscellaneous	7,960	5	1	184	$43.26		Tables & Chairs- Barn Storage Stall
24600 - Safety / Access							
560 - Cameras	9,738	10	0	1	$9,738		Camera System- Replacement/Upgrade
26000 - Outdoor Equipment							
100 - Tot Lot: Play Equipment	16,238	18	9	1	$16,238		Park Play Area
110 - Tot Lot: Play Equipment	35,800	18	9	1	$35,800		Park: Installed in 2010
300 - Picnic Tables	4,944	18	3	3	$1,648		Park Picnic Tables- 8'

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*Quantity*	*Cost/ U of M*	*Treatment*	*Location*
304 - Picnic Tables	1,648	18	6	1	$1,648		Park Picnic Tables- 6'
306 - Benches	8,240	18	6	5	$1,648		Park
380 - Garbage Receptacles	2,627	20	8	3	$876		Metal Garbage Cans
27000 - Appliances							
200 - Refrigerator	1,648	10	1	1	$1,648		Barn Kitchen
266 - Stove/Oven	2,472	12	1	1	$2,472		Barn Kitchen
29000 - Infrastructure							
300 - Sewer	13,493	10	1	1	$13,493		Underground Sewer Line
400 - Electric	2,350	50	0	1	$2,350		Main Electrical & Sub Panels
Grand Total	**470,408**						

Expenditures by Year - Next 3 Years

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	Useful Life	Current Replacement Cost	Forecast Inflated Cost @2.50%
2026			
02000 - Concrete			
225 - Walkways			
2026 only [NR-1]	10	12,700	12,700
02000 - Concrete Total		12,700	12,700
18000 - Landscaping			
100 - Irrigation: Misc.			
Park	1	1,781	1,781
18000 - Landscaping Total		1,781	1,781
24600 - Safety / Access			
560 - Cameras			
Camera System- Replacement/Upgrade	10	9,738	9,738
24600 - Safety / Access Total		9,738	9,738
29000 - Infrastructure			
400 - Electric			
Main Electrical & Sub Panels	50	2,350	2,350
29000 - Infrastructure Total		2,350	2,350
2026 Total		26,569	26,569
2027			
02000 - Concrete			
224 - Walkways			
2026 - 2036 [NR-1] [SE-10]	10	91,868	80,000
380 - Pad			
2,000 SqFt - Play Court	30	15,018	14,652
02000 - Concrete Total		106,886	94,652
03000 - Painting: Exterior			
120 - Surface Restoration			
3,528 SqFt - Barn	10	31,673	30,900
03000 - Painting: Exterior Total		31,673	30,900
04000 - Structural Repairs			
200 - Wood: Siding & Trim			
Barn	10	10,558	10,300
04000 - Structural Repairs Total		10,558	10,300
18000 - Landscaping			
100 - Irrigation: Misc.			
Park	1	1,781	1,781
300 - Irrigation: Backflow Preventors			
Common Area	20	8,644	8,434
500 - Tree Maintenance			
Tree Removals	1	3,337	3,256
18000 - Landscaping Total		13,763	13,470
19000 - Fencing			
340 - Wood: 6'			
650 l.f. - Park 17% [SE-2]	6	4,633	4,464
19000 - Fencing Total		4,633	4,464
21000 - Signage			
920 - Miscellaneous			
Playground Safety Sign	20	652	637
21000 - Signage Total		652	637

Reserve Component	Useful Life	Current Replacement Cost	Forecast Inflated Cost @2.50%
23000 - Mechanical Equipment			
600 - Water Heater			
Barn	12	2,403	2,345
23000 - Mechanical Equipment Total		2,403	2,345
24000 - Furnishings			
100 - Miscellaneous			
184 - Tables & Chairs- Barn Storage Stall	5	8,159	7,960
24000 - Furnishings Total		8,159	7,960
27000 - Appliances			
200 - Refrigerator			
Barn Kitchen	10	1,689	1,648
266 - Stove/Oven			
Barn Kitchen	12	2,534	2,472
27000 - Appliances Total		4,223	4,120
29000 - Infrastructure			
300 - Sewer			
Underground Sewer Line	10	13,830	13,493
29000 - Infrastructure Total		13,830	13,493
2027 Total		196,779	182,340

2028

02000 - Concrete			
224 - Walkways			
2026 - 2036 [NR-1] [SE-10]	10	91,868	80,000
700 - Sealing			
3,564 SqFt - Barn	8	4,551	4,332
02000 - Concrete Total		96,419	84,332
03000 - Painting: Exterior			
400 - Wrought Iron			
126 l.f. - Stair & Ramp Railings	5	1,486	1,415
03000 - Painting: Exterior Total		1,486	1,415
03500 - Painting: Interior			
100 - Building			
4,690 SqFt - Barn	10	6,344	6,038
03500 - Painting: Interior Total		6,344	6,038
04000 - Structural Repairs			
670 - Metal Railings			
126 l.f. - Stair & Walkway Railings 33%	10	2,863	2,725
04000 - Structural Repairs Total		2,863	2,725
18000 - Landscaping			
100 - Irrigation: Misc.			
Park	1	1,781	1,781
500 - Tree Maintenance			
Tree Removals	1	3,337	3,256
18000 - Landscaping Total		5,118	5,037
19000 - Fencing			
340 - Wood: 6'			
650 l.f. - Park 17% [SE-2]	6	4,633	4,464
19000 - Fencing Total		4,633	4,464
2028 Total		116,864	104,011

Expenditures by Year - Next 3 Years

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	*Useful Life*	*Current Replacement Cost*	*Forecast Inflated Cost @2.50%*
Grand Total		**340,212**	**312,920**

This report is intended to assist the auditor while preparing the audit, review or compilation of College Greens East HOA's (the "Association") financial documents.

Browning Reserve Group, a division of Reserve Advisors, LLC ("BRG") prepared a reserve study for the Association during the 2026 fiscal year. This was done to help determine the Association's reserve contribution for the next fiscal year (2027) and future fiscal years. In addition, BRG prepared the proper statutory disclosures for distribution to the Association members.

This reserve study is An Update Without Site-Visit Review. An **Update Without Site Visit Review** is an update with no on-site visual observation upon where the following tasks are performed:

- life and valuation estimates;
- fund status;
- and a funding plan.

Please note, as this study update did not require a site visit, and relied completely on the information provided, it is possible BRG has never visited College Greens East HOA.

For BRG reserve studies, the year in which the study is being conducted, is the first year of the study. For example, this study is being prepared during 2026 and is the Association's first year in the study. This enables BRG to use a starting point which ties to the last audited financial statement, December 31, 2025. You will notice in *Section III, Reserve Fund Balance Forecast*, a Beginning Reserve Balance of $187,099 is being used which ties to the last completed audit or review of the Association's financial statements. BRG then re-builds the first year of the study, in this case 2026, and estimates an ending reserve fund balance. Again, see *Section III* and the 2026 ending reserve balance estimate of $186,725.

"Re-building" the first year of the study as mentioned above simply means using the 2026 adopted budget for the 2026 reserve contribution. Finally, the 2026 reserve expenses both actual and projected are estimated.

We find by using the above method a more accurate reserve study is possible because the beginning reserve fund balance ties directly to the Association's audited financial statement or, in the absence of an audit or review, the year end balance sheet. There is no need to rely on others for determining mid year reserve balances or estimating current year ending reserve balances. This approach forces all involved, to look at the current year's reserve fund activities so a more accurate ending reserve fund balance can be estimated.

With respect to the reserve component Percent Funded values on the next page(s), here are the calculations:

$$FFB = Year\ Cost \times Year\ Effective\ Age \div Useful\ Life$$

$$\%\ Funded = Year\ Estimate\ Ending\ Reserve\ Balance \div Year\ FFB$$

Browning RESERVE GROUP
A Division of Reserve Advisors

Schedule of Supplementary Information for Auditor Component Method

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2026 Fully Funded Balance	2027 Fully Funded Balance	2027 Line Item Contribution based on Cash Flow Method
02000 - Concrete						
220 - Walkways						
6,520 SqFt - Barn Entry & Park 2%	3,176	5	12	244	489	445
224 - Walkways						
2026 - 2036 [NR-1] [SE-10]	80,000	10	1	36,727	44,655	4,790
225 - Walkways						
2026 only [NR-1]	12,700	10	0	12,700	0	662
380 - Pad						
2,000 SqFt - Play Court	14,652	30	1	14,163	14,652	261
700 - Sealing						
3,564 SqFt - Barn	4,332	8	2	3,249	3,790	297
02000 - Concrete Total	114,860			67,084	63,585	6,455
03000 - Painting: Exterior						
120 - Surface Restoration						
3,528 SqFt - Barn	30,900	10	1	27,810	30,900	1,651
350 - Touch-Up						
Barn	4,120	10	5	2,060	2,472	243
400 - Wrought Iron						
126 l.f. - Stair & Ramp Railings	1,415	5	2	849	1,132	155
03000 - Painting: Exterior Total	36,435			30,719	34,504	2,049
03500 - Painting: Interior						
100 - Building						
4,690 SqFt - Barn	6,038	10	2	4,831	5,435	331
03500 - Painting: Interior Total	6,038			4,831	5,435	331
04000 - Structural Repairs						
200 - Wood: Siding & Trim						
Barn	10,300	10	1	9,270	10,300	550
670 - Metal Railings						
126 l.f. - Stair & Walkway Railings 33%	2,725	10	2	2,180	2,453	149
936 - Windows						
Barn Window Replace 2023	17,994	30	27	1,799	2,399	609
04000 - Structural Repairs Total	31,019			13,250	15,152	1,309
05000 - Roofing						
680 - Pitched: Dimensional Composition						
51 Sqrs - Barn	65,295	30	27	6,529	8,706	2,210
05000 - Roofing Total	65,295			6,529	8,706	2,210
08000 - Rehab						
100 - General						
Barn Interior	7,313	20	9	4,022	4,388	238
226 - Restrooms						
3 - Barn Restrooms	20,518	20	9	11,285	12,311	668
230 - Kitchen						
Barn Kitchen & Service Area	8,137	20	9	4,475	4,882	265
590 - Operable Wall/Partition						
18 l.f. - Barn Folding Partition	9,381	25	14	4,128	4,503	276
08000 - Rehab Total	45,349			23,910	26,084	1,447
18000 - Landscaping						
100 - Irrigation: Misc.						
Park	1,781	1	0	1,781	1,781	929

Browning RESERVE GROUP
A Division of Reserve Advisors

Schedule of Supplementary Information for Auditor Component Method

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	Current Repl. Cost	Useful Life	Remaining Life	2026 Fully Funded Balance	2027 Fully Funded Balance	2027 Line Item Contribution based on Cash Flow Method
104 - Irrigation: Controllers						
Barn at Water Heater	133	10	7	40	53	8
300 - Irrigation: Backflow Preventors						
Common Area	8,434	20	1	8,012	8,434	225
420 - General Repairs/Upgrades						
Building South	4,687	10	3	3,281	3,749	263
500 - Tree Maintenance						
Tree Removals	3,256	1	1	1,628	3,256	1,740
18000 - Landscaping Total	18,290			14,741	17,273	3,165
19000 - Fencing						
340 - Wood: 6'						
650 l.f. - Park 17% [SE-2]	4,464	6	1	3,348	4,092	403
344 - Wood: 6'						
45 l.f. - A.C. Equipment Enclosure	3,318	18	15	553	737	139
19000 - Fencing Total	7,782			3,901	4,829	542
19500 - Retaining Wall						
990 - Miscellaneous						
230 l.f. - [2] Tot Play Areas	6,453	20	4	5,163	5,485	186
19500 - Retaining Wall Total	6,453			5,163	5,485	186
20000 - Lighting						
100 - Exterior: Misc. Fixtures						
8 - Barn Flood Lights	4,944	15	11	1,318	1,648	225
20000 - Lighting Total	4,944			1,318	1,648	225
21000 - Signage						
794 - Monument						
Park	2,929	15	12	586	781	137
900 - Miscellaneous						
4 - Aluminum Park Entry Signs	2,336	20	18	234	350	95
920 - Miscellaneous						
Playground Safety Sign	637	20	1	605	637	17
21000 - Signage Total	5,902			1,424	1,768	249
23000 - Mechanical Equipment						
200 - HVAC						
2 - Barn	18,540	15	4	13,596	14,832	711
600 - Water Heater						
Barn	2,345	12	1	2,149	2,345	104
23000 - Mechanical Equipment Total	20,885			15,745	17,177	816
24000 - Furnishings						
100 - Miscellaneous						
184 - Tables & Chairs- Barn Storage Stall	7,960	5	1	6,368	7,960	851
24000 - Furnishings Total	7,960			6,368	7,960	851
24600 - Safety / Access						
560 - Cameras						
Camera System- Replacement/Upgrade	9,738	10	0	9,738	974	508
24600 - Safety / Access Total	9,738			9,738	974	508
26000 - Outdoor Equipment						
100 - Tot Lot: Play Equipment						

Browning RESERVE GROUP
A Division of Reserve Advisors

Schedule of Supplementary Information for Auditor Component Method

2026 Update

Prepared for the 2027 Fiscal Year

Reserve Component	*Current Repl. Cost*	*Useful Life*	*Remaining Life*	*2026 Fully Funded Balance*	*2027 Fully Funded Balance*	*2027 Line Item Contribution based on Cash Flow Method*
Park Play Area	16,238	18	9	8,119	9,021	587
110 - Tot Lot: Play Equipment						
Park: Installed in 2010	35,800	18	9	17,900	19,889	1,295
300 - Picnic Tables						
3 - Park Picnic Tables- 8'	4,944	18	3	4,120	4,395	154
304 - Picnic Tables						
Park Picnic Tables- 6'	1,648	18	6	1,099	1,190	55
306 - Benches						
5 - Park	8,240	18	6	5,493	5,951	277
380 - Garbage Receptacles						
3 - Metal Garbage Cans	2,627	20	8	1,576	1,707	83
26000 - Outdoor Equipment Total	69,496			38,307	42,153	2,452
27000 - Appliances						
200 - Refrigerator						
Barn Kitchen	1,648	10	1	1,483	1,648	88
266 - Stove/Oven						
Barn Kitchen	2,472	12	1	2,266	2,472	110
27000 - Appliances Total	4,120			3,749	4,120	198
29000 - Infrastructure						
300 - Sewer						
Underground Sewer Line	13,493	10	1	12,144	13,493	721
400 - Electric						
Main Electrical & Sub Panels	2,350	50	0	2,350	47	25
29000 - Infrastructure Total	15,843			14,494	13,540	746
Grand Total	**470,408**			**261,271**	**270,392**	**23,738**

Terms & Definitions: CAI

Adequate Reserves: A replacement reserve fund and stable and equitable multiyear funding plan that together provide for the reliable and timely execution of the association's major repair and replacement projects as defined herein without reliance on additional supplemental funding.

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

To determine the selected funding plan, different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Components: The individually listed projects within the physical analysis which are determined for inclusion using the process described within the component inventory. These components form the building blocks for the reserve study. **Components are selected to be included in the reserve study based on the following three-part test:**

1. The association has the obligation to maintain or replace the existing element.
2. The need and schedule for this project can be reasonably anticipated.
3. The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

The Reserve Specialist, in coordination with the client, will determine the methodology for including these components in the study. Typical evaluation techniques for consideration include:

- Inclusion of long-life components with funding in the study.
- Addition of long-life components with funding at the time when they fall within the 30-year period from the date of study preparation.
- Identification of long-life components in the component inventory even when they are not yet being funded in the 30-year funding plan.

Component Method (also known as Straight Line): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Fully Funded: 100 percent funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

$$FFB = Current\ Cost \times Effective\ Age \div Useful\ Life$$

Example: For a component with a $10,000 current replacement cost, a 10-year useful life, and effective age of 4 years, the fully funded balance would be $4,000.

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Goals:
The three funding goals listed below range from the most aggressive to most conservative:

Baseline Funding
Establishing a reserve funding goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the funding goal with the greatest risk of being prepared to fund future repair and replacement of major components, **and it is not recommended** as a long-term solution/plan. Baseline funding may lead to project delays, the need for a special assessment, and/or a line of credit for the community to fund needed repairs and replacement of major components.

Threshold Funding
Establishing a reserve funding goal of keeping the reserve balance above a specified dollar or percent funded amount. Depending on the threshold selected, this funding goal may be weaker or stronger than "fully funded" with respective higher risk or less risk of cash problems. In determining the threshold, many variables should be considered, including things such as investment risk tolerance, community age, building type, components that are not readily inspected, and components with a remaining useful life of more than 30 years.

Full Funding
Setting a reserve funding goal to attain and maintain reserves at or near 100 percent funded. Fully funded is when the actual or projected reserve balance is equal to the fully funded balance.

It should be noted that, in certain jurisdictions, there may be statutory funding requirements that would dictate the funding requirements. In all cases, these standards are considered the minimum to be referenced.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of "replacement" but may pass the defining test of a reserve component and be appropriate for reserve funding. Maintenance types are categorized below:

Preventive Maintenance: Planned maintenance carried out proactively at predetermined intervals, aimed at reducing the performance degradation of the component such that it can attain, at minimum, its estimated useful life.

Deferred Maintenance: Maintenance which is not performed and leads to premature deterioration to the common areas due to lack of preventive maintenance. This results in a reduction in the remaining useful life of the reserve components and the potential of inadequate funding. Typically, deferred maintenance creates a need for corrective maintenance.

Corrective Maintenance: Maintenance performed following the detection of a problem, with the goal of remediating the condition such that the intended function and life of the component or system is restored, preserved, or enhanced.

Many corrective maintenance projects could be prevented with a proactive, preventive maintenance program. Note that when the scope is minor, these projects may fall below the threshold of cost significance and thus are handled through the operational budget. In other cases, the cost and timing should be included within the reserve study.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage.

While percent funded is an indicator of an association's reserve fund size, it should be viewed in the context of how it is changing due to the association's reserve funding plan, in light of the association's risk tolerance and is not by itself a measure of "adequacy."

Periodic Structural Inspection: Structural system inspections aimed at identifying issues when they become evident.

Additional information and recommendations are included within the Condominium Safety Public Policy Report. www.condosafety.com

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed. This represents one of the two parts of the reserve study.

Preventive Maintenance Schedule: A summary of the preventive maintenance tasks included within a maintenance manual which should be performed such that the useful lives of the components are attained or exceeded. This schedule should include both the timing and the estimated cost of the task(s).

Remaining Useful Life (RUL): Also referred to as "remaining life" (RL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Also known as beginning balance, reserves, reserve accounts, or cash reserves. This balance is based on information provided and not audited.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Reserve Study Provider: An individual who prepares reserve studies. In many instances, the reserve study provider will possess a specialized designation such as the Reserve Specialist (RS) designation administered by Community Associations Institute (CAI). This designation indicates that the provider has shown the necessary skills to perform a reserve study that conforms to these standards. In some instances, qualifications in excess of the RS designation will be required if supplemental subject matter expertise is required.

Reserve Study Provider Firm: A company that prepares reserve studies as one of its primary business activities.

Responsible Charge: A Reserve Specialist (RS) in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence of services rendered by the Reserve Specialist. A Reserve Specialist shall maintain such records as are reasonably necessary to establish that the Reserve Specialist

exercised regular and effective supervision of a reserve study of which he or she was in responsible charge. A Reserve Specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review; and
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

The site visit includes tasks such as, but not limited to, on-site visual observations, a review of the association's design and governing documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Note that special assessments are often regulated by governing documents or local statutes.

Special assessments, when used to make up for unplanned reserve fund shortfalls, may be an indicator of deferred maintenance, improper reserve project planning, and unforeseen catastrophes and accidents, as well as other surprises.

Structural System: The structural components within a building that, by contiguous interconnection, form a path by which external and internal forces, applied to the building, are delivered to the ground. This is generally a combination of structural beams, columns, and bracing and is not included within the reserve study, although it is reviewed as part of the recommended periodic structural inspections.

It is important to recognize that individual structural components which are not a part of the structural system, such as decks, balconies, and podium deck components may be included for reserve funding if they otherwise satisfy the three-part test.

Useful Life (UL): The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed presuming proactive, planned, preventive maintenance.

Best practice is that a component's Useful Life should reflect the actual preventive maintenance being performed (or not performed).

Valuation Estimates: The task of estimating the current repair or replacement costs for the reserve components.

The above terms and definitions are from the Community Associations Institute (CAI) national reserve study standards (2023 version).

Terms & Definitions: BRG

Browning Reserve Group, a division of Reserve Advisors, LLC reserve studies use several terms that are unique to our reports. Our specialized systems have been developed to offer flexibility in many areas of our reporting. Please see below for definitions of abbreviations and symbols used in many of our reserve studies.

NR-1 Limited Recurrence (1 Time): NR (Nonrecurring) signifies that a component recurs for only a limited number of life cycles and not continuously. NR-1 signifies that component replacement occurs only once, NR-2 signifies that replacement occurs only twice, and so on. NR is most often used to signify a replacement in a single specific year only or to display a cost that may be unique at one replacement cycle only. One-time only components may accompany an ongoing component where the one-time component provides a unique cost or schedule that differs from the related ongoing component.

SE-2 Spread Evenly (2 Years): SE (Spread Even) signifies that component replacement is divided evenly over two or more consecutive years instead of undivided replacement in a single year. SE-2 signifies that half of the component will be replaced in two consecutive years, SE-3 signifies thirds replacement in three consecutive years, and so on. For example, an 8-year remaining life component set with SE-4 will have a quarter replaced in year 8, quarter in year 9, quarter in year 10, and quarter in year 11 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

NSE-2 Spread Non-Evenly (2 Years): NSE (Not Spread Even) spreads the total replacement over several consecutive years like spread evenly, but unlike spread evenly, NSE spreads are unequal. For example, a 6-year remaining life component set with NSE-3 could have a quarter replaced in year 6, half in year 7, and quarter in year 8 with each year's replacement adjusted for inflation accordingly. Spread replacements continue through all future replacement cycles.

Percent to Include (%): Percent to include signifies what portion of a component is replaced and/or what portion reserves pays at each replacement cycle. A partial replacement example could involve a wood fence partially replaced at 50% every eight years instead of fully replaced at 100% every sixteen years. A partial cost example could involve a 50/50 good neighbor fence cost share where only 50% of the total replacement cost is paid from reserves. These two examples could overlap yielding 25% each replacement cycle. Various other examples exist that might involve small percentages or, occasionally, higher than 100%.

Remaining Life Greater than Useful Life (Delayed Start): Remaining life greater than useful life signifies that a component's replacement cycle start is delayed. In many instances a component's replacement cycle may not begin immediately, so the replacement cycle start is delayed by setting the remaining life greater than the useful life. An example could involve metal fence paint where the initial factory paint may last 9 years but subsequent in-field repaint only lasts 6 years. In this example, the initial metal fence paint cycle would be delayed 3 years by setting a 9 year remaining life and 6 year useful life.

Zero Remaining Life: Zero remaining life signifies component replacement in the study's preparation year irrespective of whether the replacement was before or after the study's preparation. All replacements are reflected in their replacement year, and the year in which the study is prepared is no different than any other year.

Browning
RESERVE GROUP
A Division of Reserve Advisors

Clarity from Complexity



RESERVE STUDY

Member Distribution Materials

College Greens East HOA

Update w/o Site Visit Review
2026 Update
Published - September 18, 2026
Prepared for the 2027 Fiscal Year

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Browning Reserve Group, A Division of Reserve Advisors, LLC
www.BrowningRG.com

California Member Summary

This is a summary of the Reserve Study that has been performed for College Greens East HOA, (the "Association") which is Planned Community with a total of 464 Lots. This study was conducted in compliance with California Civil Code Sections 5300, 5550 and 5560 and is being provided to you, as a member of the Association, as required under these statutes. A full copy is available (through the Association) for review by members of the Association.

The intention of the Reserve Study is to forecast the Association's ability to repair or replace major components as they wear out in future years. This is done utilizing the "Cash Flow Method." This is a method of developing a reserve funding plan where the contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.

Browning Reserve Group, a division of Reserve Advisors, LLC prepared this Update w/o Site Visit Review for the January 01, 2027 - December 31, 2027 fiscal year. At the time this summary was prepared, the assumed long-term before-tax interest rate earned on reserve funds was 2.50% per year, and the assumed long-term inflation rate to be applied to major component repair and replacement costs was 2.50% per year.

The Reserve Study is not an engineering report, and no destructive testing was performed. The costs outlined in the study are for budgetary and planning purposes only, and actual bid costs would depend upon the defined scope of work at the time repairs are made. Also, any latent defects are excluded from this report.

Funding Assessment

Based on the 30 year cash flow projection, the Association's reserves appear adequately funded as the reserve fund ending balances remain positive throughout the replacement of all major components during the next 30 years.

California statute imposes no reserve funding level requirements. Although one or more of the reserve fund percentages expressed in this report may be less than one hundred percent, those percentages do not necessarily indicate that the Association's reserves are inadequately funded.

Browning RESERVE GROUP
A Division of Reserve Advisors

Reserve Component	Current Replacement Cost	Useful Life	Remaining Life	2026 Fully Funded Balance	2027 Fully Funded Balance	2027 Line Item Contribution based on Cash Flow Method
02000 - Concrete	114,860	5 - 30	0 - 12	67,084	63,585	6,455
03000 - Painting: Exterior	36,435	5 - 10	1 - 5	30,719	34,504	2,049
03500 - Painting: Interior	6,038	10	2	4,831	5,435	331
04000 - Structural Repairs	31,019	10 - 30	1 - 27	13,250	15,152	1,309
05000 - Roofing	65,295	30	27	6,529	8,706	2,210
08000 - Rehab	45,349	20 - 25	9 - 14	23,910	26,084	1,447
18000 - Landscaping	18,290	1 - 20	0 - 7	14,741	17,273	3,165
19000 - Fencing	7,782	6 - 18	1 - 15	3,901	4,829	542
19500 - Retaining Wall	6,453	20	4	5,163	5,485	186
20000 - Lighting	4,944	15	11	1,318	1,648	225
21000 - Signage	5,902	15 - 20	1 - 18	1,424	1,768	249
23000 - Mechanical Equipment	20,885	12 - 15	1 - 4	15,745	17,177	816
24000 - Furnishings	7,960	5	1	6,368	7,960	851
24600 - Safety / Access	9,738	10	0	9,738	974	508
26000 - Outdoor Equipment	69,496	18 - 20	3 - 9	38,307	42,153	2,452
27000 - Appliances	4,120	10 - 12	1	3,749	4,120	198
29000 - Infrastructure	15,843	10 - 50	0 - 1	14,494	13,540	746
Grand Total	**470,408**			**261,271**	**270,392**	**23,738**

California Assessment and Reserve Funding Disclosure For the Fiscal Year Ending 2027

1. The regular assessment per ownership interest is _____ per annual for the fiscal year beginning January 01, 2027.

   Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached summary.

2. Additional regular or special assessments that have already been scheduled to be imposed or charged, regardless of the purpose, if they have been approved by the board and/or members:

Date assessment will be due:	Amount per ownership interest per month or year (if assessments are variable, see note immediately below):	Purpose of the Assessment
N/A	0	N/A
Total:	$0.00	

   Note: If assessments vary by the size or type of ownership interest, the assessment applicable to this ownership interest may be found on page ___ of the attached report.

3. Based upon the most recent reserve study and other information available to the board of directors, will currently projected reserve account balances be sufficient at the end of each year to meet the association's obligation for repair and/or replacement of major components during the next 30 years?

   Yes___**X**____No_____

   This disclosure has been prepared by Browning Reserve Group, a division of Reserve Advisors, LLC and has been reviewed and approved by the association's board of directors based upon the best information available to the association at the time of its preparation. The accuracy of this information over the next 30 years will be dependent upon circumstances which are impossible to predict with specificity, and will require future action to adjust assessments over the period in accordance with the current projections and future developments.

4. If the answer to (3) is no, what additional assessments or other contributions to reserves would be necessary to ensure that sufficient reserve funds will be available each year during the next 30 years that have not yet been approved by the board or the members

Approximate date assessment will be due:	Amount per ownership interest per month or year:
N/A	N/A

5. All major components are included in the reserve study and are included in its calculations. See next page §5300(b)(4), for any major component exclusions.

6. Based on the method of calculation in paragraph (4) of the subdivision (b) of section 5570, the estimated amount required in the reserve fund at the end of the current fiscal year is $261,271, based in whole or in part on the last reserve study or update prepared by Browning Reserve Group, a division of Reserve Advisors, LLC as of September, 2026. The projected reserve fund cash balance at the end of the current fiscal year is $186,725 resulting in reserves being 71.47% percent funded at this date. Civil code section 5570 does not require the board to fund reserves in accordance with this calculation.

   An alternate and generally accepted method of calculation has been utilized to determine future reserve contribution amounts. The reserve contribution for the next fiscal year has been determined using the Cash Flow method of calculation (see section III, Reserve Fund Balance Forecast). This is a method of developing a reserve funding plan where the contributions to the reserve fund are designated to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

7. Based on the method of calculation in paragraph (4) of subdivision (b) of section 5570 of the Civil Code, the estimated amount required in the reserve fund at the end of each of the next five budget years is presented in column (b) 'Fully Funded Balance' in the table immediately below; and the projected reserve fund cash balance in each of those years, taking into account only assessments already approved and other known revenues, is presented in column (c) 'Reserve Ending Balance'; leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

Fiscal Year (a)	Fully Funded Balance (b)	Reserve Ending Balance (c)	Percent Funded (d)
2027	$277,152	$103,232	37.25%
2028	$209,707	$100,573	47.96%
2029	$223,068	$107,454	48.17%
2030	$244,817	$99,628	40.69%
2031	$250,132	$117,654	47.04%

If the reserve funding plan approved by the association is implemented, the projected fund cash balance in each of those years will be the amounts presented in column (c) 'Reserve Ending Balance' in the table immediately above, leaving the reserve at percent funding as presented in column (d) 'Percent Funded' in each of the respective years.

NOTE: The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. At the time this summary was prepared, 2.50% per year was the assumed long-term inflation rate, and 2.50% per year was the assumed long-term interest rate.

Additional Disclosures

§5565(d) The current deficiency in reserve funding as of December 31, 2027 is $160.66 per ownership interest (average).

This is calculated as the current estimate of the amount of cash reserves necessary as of the end of the fiscal year for which the study is prepared, less, the amount of accumulated cash reserves actually (Projected to be) set aside to repair, replace, restore, or maintain the major components.

$$Deficiency = \frac{Fully\ Funded\ Balance - \ Reserve\ Ending\ Balance}{Ownership\ Interest\ Quantity}$$

§5300(b)(4) The current board of directors of the association has not deferred or determined to not undertake repairs or replacements over the next 30 years, unless noted below:

Major Component:	Exclusion Justification:
N/A	N/A

§5300(b)(5) The board of directors as of the date of the study does not anticipate the levy of a special assessment for the repair, replacement, or restoration of the major components.

30 Year Reserve Funding Plan Cash Flow Method

2026 Update

Prepared for the 2027 Fiscal Year

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Beginning Balance	187,099	186,725	103,232	100,573	107,454	99,628	117,654	123,039	148,455	176,927
Inflated Expenditures @ 2.50%	26,569	110,811	31,287	24,410	41,978	19,411	35,817	19,989	21,804	126,188
Reserve Contributions	21,580	23,738[1]	26,112	28,723	31,595	34,755	38,230	42,053	46,259	50,885
Lots/annual @ 464	46.51	51.16	56.28	61.90	68.09	74.90	82.39	90.63	99.70	109.66
Percentage Increase	0.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%	10.0%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	4,615	3,580	2,516	2,568	2,557	2,682	2,972	3,352	4,017	3,482
Ending Balance	186,725	103,232	100,573	107,454	99,628	117,654	123,039	148,455	176,927	105,105

[1]*Per client.*

	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Beginning Balance	105,105	124,739	81,940	108,353	141,691	176,100	217,553	259,464	307,592	354,158
Inflated Expenditures @ 2.50%	34,699	97,464	28,674	23,120	23,526	18,067	19,294	14,852	18,255	41,259
Reserve Contributions	51,495	52,113	52,738	53,371	54,012	54,660	55,316	55,980	56,651	57,331
Lots/annual @ 464	110.98	112.31	113.66	115.02	116.40	117.80	119.22	120.65	122.09	123.56
Percentage Increase	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	2,838	2,552	2,349	3,087	3,923	4,860	5,889	7,001	8,170	9,055
Ending Balance	124,739	81,940	108,353	141,691	176,100	217,553	259,464	307,592	354,158	379,285

	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Beginning Balance	379,285	419,295	347,481	384,272	437,391	470,791	514,496	543,313	328,845	386,202
Inflated Expenditures @ 2.50%	27,868	139,996	31,663	17,158	38,667	30,044	46,566	288,307	15,300	83,912
Reserve Contributions	58,019	58,715	59,420	60,133	60,855	61,585	62,324	63,072	63,829	64,595
Lots/annual @ 464	125.04	126.54	128.06	129.60	131.15	132.73	134.32	135.93	137.56	139.21
Percentage Increase	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%
Other	0	0	0	0	0	0	0	0	0	0
Interest Pre Tax @ 2.50%	9,859	9,466	9,034	10,144	11,212	12,164	13,059	10,767	8,828	9,414
Ending Balance	419,295	347,481	384,272	437,391	470,791	514,496	543,313	328,845	386,202	376,298